107.0	0006	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,245,700	/	1,245,700
USE VALUE:	1,245,700	/	1,245,700
ASSESSED:	1,245,700	/	1,245,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		APACHE TR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONTI ILARIA
Owner 2:	BIAGETTI ANTONIO
Owner 3:	
Street 1:	39 APACHE TRAIL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LIONETTA ANTHONY & ADRIENNE/TR -
Owner 2:	LIONETTA REVOCABLE FMLY LIV TR -
Street 1:	39 APACHE TR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 15,754 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1980, having primarily Vinyl Exterior and 4296 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	15754.000	620,300	600	624,800	1,245,700
Total Card	0.362	620,300	600	624,800	1,245,700
Total Parcel	0.362	620,300	600	624,800	1,245,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 289.95 | /Parcel: 289.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	68580
GIS Ref	
GIS Ref	
Insp Date	09/17/18

!8437!

PREVIOUS ASSESSMENT

Parcel ID: 107.0-0006-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	620,100	600	15,754.	624,800	1,245,500	1,245,500	Year End Roll	12/18/2019
2019	101	FV	468,400	600	15,754.	624,800	1,093,800	1,093,800	Year End Roll	1/3/2019
2018	101	FV	450,600	600	15,754.	535,600	986,800	986,800	Year End Roll	12/20/2017
2017	101	FV	450,600	600	15,754.	499,900	951,100	951,100	Year End Roll	1/3/2017
2016	101	FV	450,600	600	15,754.	428,500	879,700	879,700	Year End	1/4/2016
2015	101	FV	444,600	600	15,754.	383,800	829,000	829,000	Year End Roll	12/11/2014
2014	101	FV	444,600	600	15,754.	355,300	800,500	800,500	Year End Roll	12/16/2013
2013	101	FV	444,600	600	15,754.	338,700	783,900	783,900		12/13/2012

PRINT

Date	Time
12/10/20	23:00:44

LAST REV

Date	Time
10/22/20	10:58:47
danam	
8437	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIONETTA ANTHON	1509-139		6/16/2017		1,175,000	No	No		
LIONETTA ANTHON	1448-120		2/4/2014	Convenience	1	No	No		
	921-147		6/1/1979		26,500	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2020	783	AbvGrd.	5,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	Meas/Inspect	BS	Barbara S
2/14/2018	SQ Returned	EMK	Ellen K
5/29/2009	Measured	189	PATRIOT
10/26/2000	Hearing N/C	163	PATRIOT
11/10/1999	Mailer Sent		
11/1/1999	Measured	243	PATRIOT
4/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	68580
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15754		Sq. Ft.	Site		0	70.	0.57	4									624,835						624,800	

Total AC/HA: 0.36166 | Total SF/SM: 15754 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 624,835 | Spl Credit | Total: 624,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1980	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	2	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	2	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Average
Frpl:	1	Rating:	Good
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	8.3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	8.3	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.95982587
Const Adj.:	1.00980008
Adj $ / SQ:	121.154
Other Features:	170656
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	676448
Depreciation:	56145
Depreciated Total:	620303

COMMENTS

648-0799, IN-LAW APT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

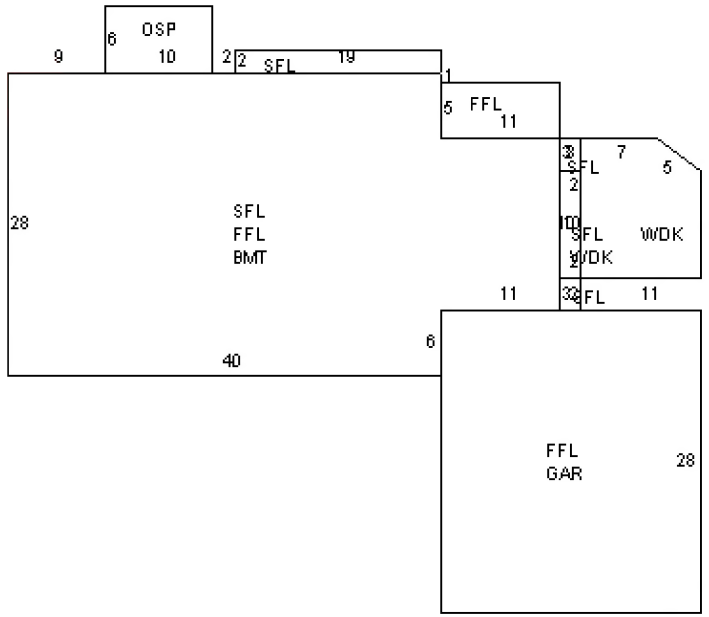
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	121.15
Special Features:	0	Val/Su Net:	111.28
Final Total:	620300	Val/Su SzAd	183.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,023	121.150	245,095
SFL	Second Floor	1,366	121.150	165,496
BMT	Basement	1,296	59.880	77,605
GAR	Garage	672	18.900	12,703
WDK	Deck	157	12.490	1,961
OSP	Screen Porch	60	48.870	2,932

Net Sketched Area:	5,574			Total:	505,792
Size Ad	3389	Gross Are	5574	FinArea	4296

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	70	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

107.0-0006-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X16	G	AV	1980	6.47	T	31.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600